The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Invocation
Quorum Chairperson Hall Approval of Minutes for June 7, 2007 Chairperson Hall Reading of the Agenda Director Browning Approval of the Agenda Chairperson Hall Old Business Preliminary Plat Staff New Business Final Plat Staff Preliminary Plat Staff 1. Willow Oak Village, Hamilton Road, Zoned R-2 RCO, 62 lots, 23.21 acres, Commission District 4. [Map] [Site Plan] [Staff Report] 2. Creek Bend Ill Revision, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, Commission District 4. [Map] [Site Plan] [Staff Report] Rezoning Staff 3. RZ85-05-05, Request to amend previously approved S-1 zoning district (special district for a Senior Citizen Home), Tax Map 077B Parcel 473, 3.32 acres, located at 339 Marshall Street. Commission District 2. [Application] [Map] [Site Plan] [Staff Report] 4. RZ 07-06-02, Rezone Tax Map 082 Parcels 070 and 070A, 5.21 acres located at 477 Fury's Ferry Road from P-1 and R-3 to R-3A. Commission District 1. [Application] [Map]
Approval of Minutes for June 7, 2007
Reading of the Agenda
Approval of the Agenda
Old Business Preliminary Plat
Preliminary Plat
Preliminary Plat
 Willow Oak Village, Hamilton Road, Zoned R-2 RCO, 62 lots, 23.21 acres, Commission District 4. [Map] [Site Plan] [Staff Report] Creek Bend Ill Revision, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, Commission District 4. [Map] [Site Plan] [Staff Report] Rezoning
 Rezoning
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Road from P-1 and R-3 to R-3A. Commission District 1. [Application] [Map]
5. RZ 03-03-09, PUD Revision for Tax Map 077F Parcel 055, 3.75 acres located at 3703 Old Petersburg Road. Commission District 2. [Application] [Map] [Site Plan] [Staff Report]
Staff Comments
Public Comments

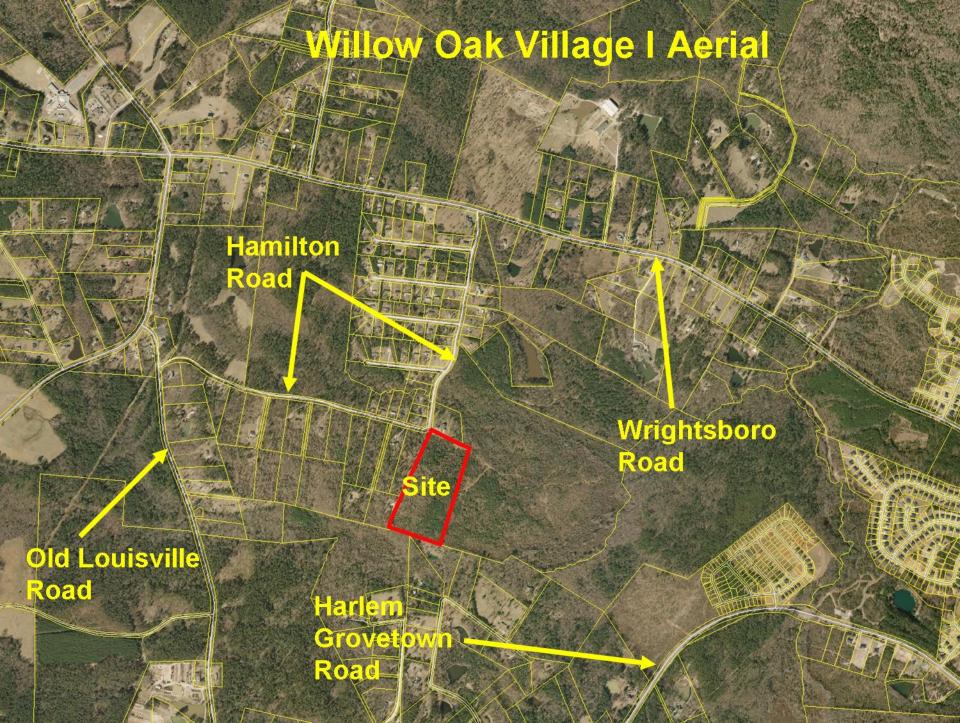


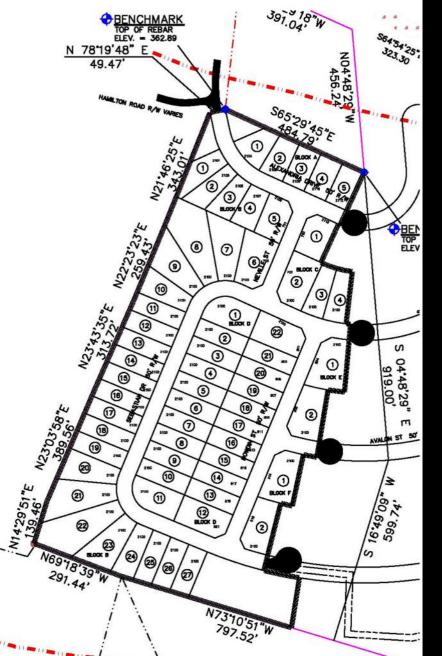
Columbia County Planning Commission		
Commission District and Commissioners	Planning Commissioner	
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman	
District 1 [Ron Thigpen]	Jean Garniewicz	
District 2 [Tommy Mercer]	Dean Thompson	
District 3 [Diane Ford]	Deanne Hall, Chairperson	
District 4 [Lee Anderson]	Tony Atkins	

Meeting Schedule: June 2007/July 2007

Board/Commission	Date	Time	Location
Planning Commission	June 21, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	July 3, 2007 Canceled	6:00 PM	Evans Government Center Auditorium
Planning Commission	July 5, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	July 17, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	July 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	July 24, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	August 2, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	August 7, 2007	6:00 PM	Appling Courthouse, Appling, GA
Planning Commission	August 16, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	August 28, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on *Tuesday*, July 17, 2007 at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, July 13, 2007 to place their name on the agenda for presentation.





Willow Oak Village I Site Plan

Property Information

Willow Oak Village Phase I
off Hamilton Road
23.21 acres
62 (2.67 lots/acre)
R-2 RCO(Single-family residential with a residential cluster overlay)
Public
Swift & Associates
District 4 (Anderson)
Approval with Conditions

Summary and Recommendation

Regis Development Co. seeks preliminary plat approval for Willow Oak Village Phase I located on Hamilton Road. The plat shows 62 proposed lots on 23.21 acres for a density of 2.67 lots per acre. It is zoned R-2 RCO (single-family residential with a residential cluster overlay. When it was rezoned, the Board of Commissioners established a 10,000 square foot minimum lot size for the lots in this subdivision due to its policy of maintaining lots of this size or larger in the upper reaches of the Euchee Creek sewer area. The applicant has met the 10,000 square foot minimum lot area requirement.

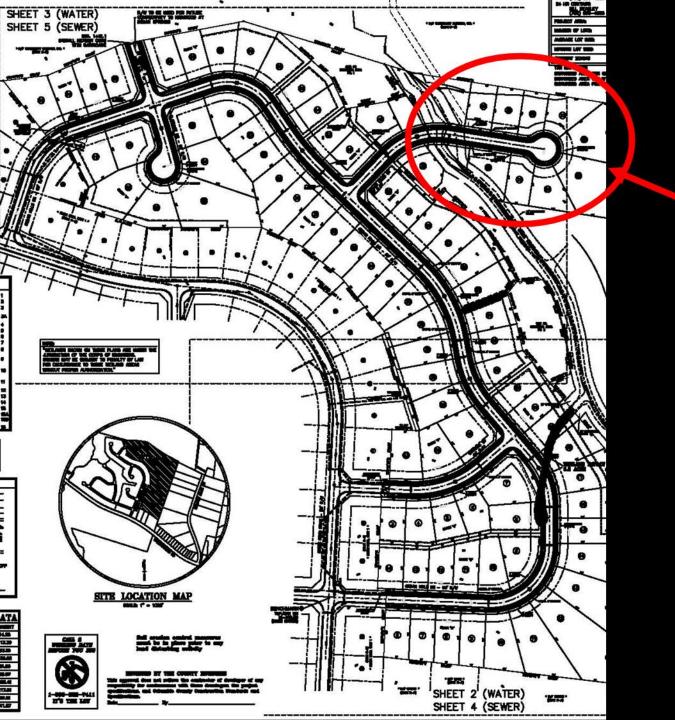
This subdivision is proposed on Hamilton Road, which is currently being improved by the County. Once the paving is finished, the subdivision will have access to a road meeting County standards. This project is scheduled to be completed in the next few weeks. The preliminary plat has received approval from all departments with just a few minor revisions needed prior to release for construction. An environmental permit is also needed from the Army Corps of Engineers for a creek crossing prior to release of the plans. The applicant is in the process of obtaining this permit.

Departmental Conditions:

- Engineering: A permit from the Army Corps of Engineers is needed prior to release of the preliminary plat for construction.
- Planning and Development: All passive open space shall be set aside in permanent conservation easements reserved to Columbia County prior to final plat approval. These easements must be on file with the County Attorney at the time of final plat submittal.

Staff recommends **approval** with all staff conditions included.





Cul-desac not included in original submittal

Creek Bend III Revision Site Plan

PRELIMINARY PLAT

CREEK BEND III REVISION

Property Information

•	
Subdivision Name	Creek Bend III Revision
Location/address	off Wrightsboro Road
Development Acreage	39.90 acres
Number of lots/units	86 (2.16 lots/acre)
Zoning	R-2 (Single-family residential)
Streets	Public
Engineer/Surveyor	Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Approval with Conditions

Summary and Recommendation

Regis Development Co. seeks preliminary plat approval for a revision to Creek Bend III. The plat originally approved on May 18, 2006 showed 75 lots on 30.07 acres for a density of 2.49 lots per acre. The revision incorporates some additional land that was originally shown to be future development. The developer has acquired the necessary environmental permits to enable him to proceed with development of these lands earlier than anticipated. The revised plat calls for 86 lots on 39.90 acres for a density of 2.16 lots per acre. The property is zoned R-2 (Single-family residential).

A required street-stub is shown on the preliminary plans, which will enable future connection to Highwoods at Indian Springs to the north. This was a condition of the Highwood rezoning in April of 2003. It was also made a condition of approval for the preliminary subdivision plans for Creek Bend Section I, Phase II at the February 19, 2004 Planning Commission meeting that the stub-out must be completed with the next section of the Creek Bend development. Creek Bend Section II did not reach to the Highwoods property to the north, so the connection must be completed during this third phase of Creek Bend.

Departmental Conditions:

 Planning and Development: A street stub-out must be constructed during the preliminary plat stage between Creek Bend III and the adjacent subdivision Highwood at Indian Springs prior to approval of the final plat of subdivision.

The developer also seeks approval of a request to remove a sidewalk condition placed on Creek Bend III by the Planning Commission in its original approval from May 18, 2006. At that time, the Planning Commission required sidewalks on both sides of the street in this section of Creek Bend per staff's recommendation. Since that time, the developer has requested that this condition be removed because there were no sidewalks installed in either previous phase of Creek Bend, and thus, there are no sidewalks with which to connect. Further, the Planning Commission's policy has been to require sidewalks in those subdivisions with lot sizes smaller



PRELIMINARY PLAT

CREEK BEND III REVISION

than 10,000 square feet. All of the lots in this subdivision are larger than 10,000 square feet and therefore not subject to this policy. This development is also not an RCO or PUD, which are typically the zoning classifications in which one would find lots smaller than 10,000 square feet (R-3 being the other classification permitting lots smaller than 10,000 sq. ft.).

The plans have received approval from all departments.

Staff recommends preliminary plat **approval** with all staff conditions included and **approval** of removing the requirement for sidewalks.



REZONING APPLICATION

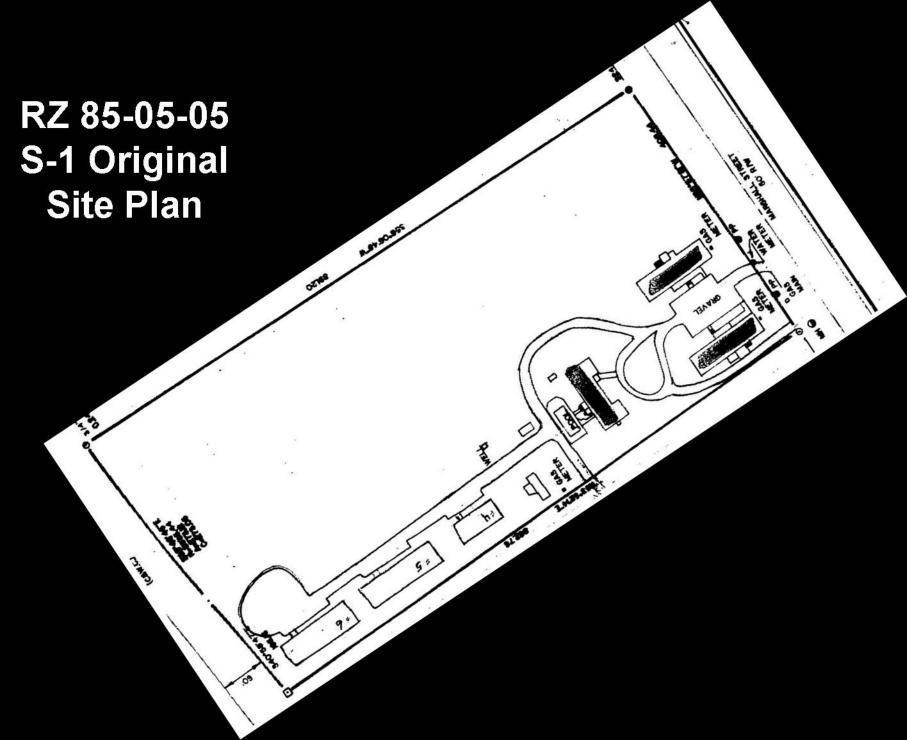
Columbia County, Georgia

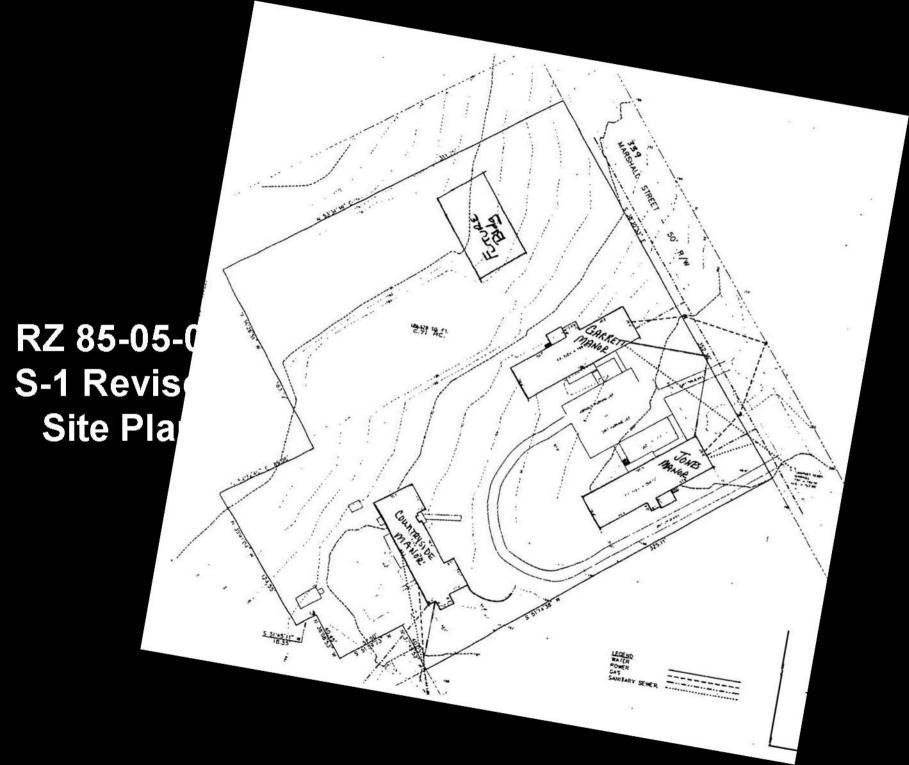
		expansion of 5-1
The undersigned requests that the	property described below be rezoned fro	
R-A Residential Agriculture	R-4 Recreational Residential	G 2 II Gi-1
R-1 Single family residential	T-R Townhome Residential	C-3 Heavy Commercial M-1 Light Industrial
R-1A Single family residential	A-R Apartment Residential	M-2 General Industrial
R-2 Single family residential	C-1 Neighborhood Commercial	P-1 Professional
R-3 Single family residential R-3A Single family residential	C-C Community Commercial C-2 General Commercial	S-1 Special District PUD Planned Unit Development
ic 511 Single failing residential	C-2 General Commercial	PDD Planned Development District
PROPERTY LOCATION:		
Tax Map # 0718473	Parcel # 0778473	
Address 339 Marsha		Acreage 2.91 Ac.
Road Frontage 352, 44 feet of	on the North/South/East (West) (circle	
		proximately 924.4 feet from the
intersection of Sidney	5+.	. The attached plat for the
property was prepared by	Para I O November	
property was prepared by	Russel P. Howard	and dated
DDODOGED LIGE.		
PROPOSED USE:	1.6 .1 .0.11 .	
	e used for the following purposes:	
Services to the	elderly and/or persons suf	fering from substance abuse.
	•	•
APPLICANT AND OWNERS	SHIP INFORMATION:	Mary Georgia Mohr - Partner mgr
OWNER Assisted In	Care I I C APPLICANT	Mary Genraia Mohr - Partne
O WILLIAM 155757 CE EN	ring Care, Ele. C. Third Diories.	mar mar
ADDRESS: P.O. Box	13664 ADDRESS: 2	260 Ginger Hill Rd.
_		
CITY: <u>Savannah</u>	ZIP: 31416 CITY: The	omson ZIP: 30824
PHONE #: 912-354-	601) PHONE #:	766-339-3298 or
Attention: Ted (-0 E	706-869-8400
DISCLOSERS:		
		a financial interest in the property, or
has applicant made campaign c	ontributions in the aggregate of \$250	or more within the past two years to
any local government official.	NO (yes or no). If yes, a full write	tten disclosure must be submitted.
-		
I hereby depose and say unde	r the penalty of perjury that all of	the statements contained in or
submitted with this application		
Many have in I had	Lu Mai	a Devin / hohe to
Owner's Signature	Annlicant's St.	matura - 11C
Ussisted	Living Care Experient's St	Devija Mohn fra mature Luciy Can, LC
	e me on 10 4 day of Notary Public	20.20
Spensor and sworn to before	me on /// day of ///	
By: CAMALULE	Notary Publi	ic
JARV: ()		
	plication with all documents, along with	
Colu	imbia County Planning and Developmer	nt Division
JOBA STATE	P.O. Box 498	
to April 15 V	630 Ronald Reagan Drive	Data Bassirad
MA CO	Evans, GA 30809	Date Received:
Menastra	•	Public Hearing Date:
		1 TO 1 11

ASSISTED LIVING CARE, L.L.C.

The property at 339 Marshall Street, Martinez was zoned S-1 in 1985 and specified service to the elderly. Since this original zoning our society has evolved to a place where there is a far greater demand, not only for services to the elderly but also for services to many more people with disabilities such as: the severe physically handicapped, developmental disabilities and substance abusers. Assisted Living Care would like the zoning to be less restrictive so that we may serve a broader population. Currently we have 3 homes, each with a capacity for 11 residents. We have sufficient acreage for one more such home should it ever be needed. The homes offer 24 hour supervision and management in a residential setting with a family atmosphere. It is and has always been our desire to be non-institutional. Residents in the homes receive 3 home cooked meals daily, snacks, housekeeping and laundry service. Residents are assisted with medication administration, personal care and grooming as needed. Extended therapy (group or individual) will be provided as needed-on and off site. We, therefore, request that the current S-1 zoning be expanded to cover any individuals who need home and community based services.









June 21, 2007

FILE: RZ 85-05-05

S-1 Revision

Property Information	
Tax ID	Tax Map 077B Parcel 473
Location/address	339 Marshall Street
Parcel Size	2.91 acres
Current Zoning	S-1 (Special District)
Existing Land Use	Residential
Future Land Use	Low-Density Residential
Request	S-1 Revision (Special District)
Commission District	District 2 (Mercer)
Recommendation	

Summary and Recommendation

Assisted Living Care, LLC, owner, and Mary Georgia Mohr, applicant and partner manager, are requesting a change to an existing S-1 zoning to expand the permitted uses on the property from care for the elderly to services for people with disabilities including "severe physically handicapped, developmental disabilities and substance abusers." In their narrative statement Assisted Living Care states it "would like the zoning to be less restrictive so that we may serve a broader population."

The S-1 zoning was applied to the property in 1985 for "supervised residential homes for senior citizens commensurate with the existing structures on the property." The property originally extended westward to the railroad line and contained about 8.5 acres. A site plan from that period showed three existing buildings (the three that exist today on the site) and three additional buildings that would be built toward the west.

In the intervening time over one-half of the property was sold to Club Car so that the assisted living facility now contains slightly less than three acres. The current proposal is to add an additional building to the north of the three buildings currently on the site.

Nothing in the current application indicates the size of the current operation or the expansion plans. The minutes from the July 11, 1985 planning commission meeting reflect that the applicant stated that each building would house 10 to 14 people. There are three buildings on site now with a fourth building proposed. That would indicate this facility falls within the largest type of personal care facility, the congregate care type serving 16 or more residents.

To add an additional building to the complex requires amendment of the S-1 zoning and site plan to remain compliant with the S-1 zoning which is site plan specific. However, the more significant change that must be considered is expanding the use within the assisted living facility beyond "care for the elderly" to a much broader population including those with physical handicaps, developmental



June 21, 2007

FILE: RZ 85-05-05

S-1 Revision

disabilities and those with substance abuse problems. The county attorney has been asked to comment on what if any legal ramifications this decision may have. The county attorney has stated he will have an opinion for the planning commission prior to the meeting on June 21.

Interdepartmental Review

Conditions

Water and Sewer: Proposed building may require a private sewage lift pump for sanitary sewer service. The Owner/Developer will be responsible for all costs to provide sewer and/or water service. **Construction and Maintenance:** Access and site distance to be approved by County Engineering Department.

Storm Water: Permanent drainage and utility easements are required.

Comments

Water and Sewer: County water is available on a six inch line on Marshall Street. County sewer is available on an eight inch line on Marshall Street. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Storm Water: There are no active projects in the area.

Health Department: Should have county sewer.

Sheriff: There have not been any traffic accidents in the past 12 months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	



June 21, 2007

FILE: RZ 85-05-05

S-1 Revision

Whether the zoning proposal is compatible with the purpose and intent of the GMP.	
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	
Whether the proposal could cause excessive or burdensome use of public facilities or services.	
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	

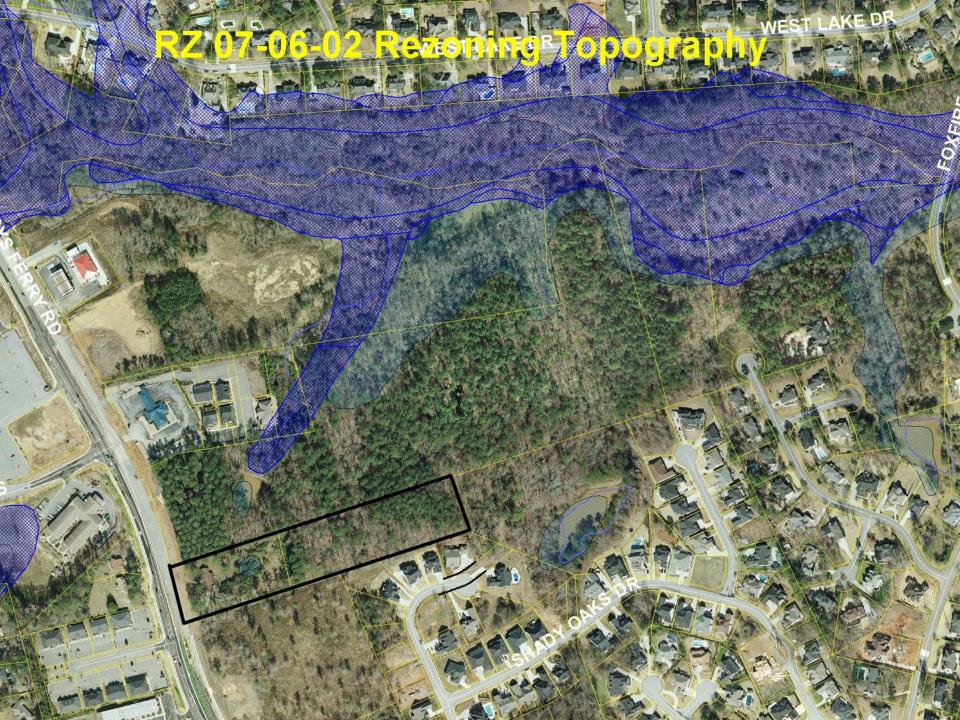


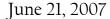
REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the pr	operty described below	w be rezoned from _	P, R3 to R3A
R-A Residential Agriculture R-I Single family residential R-IA Single family residential	R-4 Recreational Resident T-R Townhome Resident A-R Apartment Resident	ential	C-3 Heavy Commercial M-1 Light Industrial M-2 General Industrial
R-2 Single family residential	C-1 Neighborhood Cor	nmercial	P-1 Professional S-1 Special District
R-3 Single family residential R-3A Single family residential	C-C Community Comp C-2 General Commerc		PUD Planned Unit Development
			PDD Planned Development District
PROPERTY LOCATION:	Parcel #	07000 1	0 70A
Tax Map #	Parcel #	O MARRINE	Acreage 5 ACRES
Address 411 Fully	the North/South/Eas	West (circle one)) side of
Address 477 Fuzy Road Frontage 200 feet on	the North/South/Eas	Property is approxi	imately 485 feet from the
		Lioporty is approxi	The attached plat for the
intersection of THE PASS property was prepared by H	10 112 CON GO	ALLO M	and dated 7/11/96
property was prepared by			1/19/18
PROPOSED USE:	3 Arrocem	US, INC.	
If approved, the property will be	used for the following	o nurnoses'	
If approved, the property win be	UPSCALE DU	PLAX ES	
	2. 1-7,00	7,05	
APPLICANT AND OWNERS	HIP INFORMATIO	ON:	
OWNER: DR, HAUBERI			R. HALBERT CAPRUY
ADDRESS: 625 HIGH 17	HAMPTON DR.	ADDRESS: 선고	5 NIGH NAMPTON DR
CITY: MARPNEZ GA	ZIP: <u>30907</u>	CITY: WARTIA	UEZ GA ZIP: 30807
PHONE #: 706 95/ 3	357	PHONE #: _70	6. 951-2357
777 67 6 677 6			
DISCLOSERS:	ist an mambar of the	ir family have a fi	nancial interest in the property, or
Does any local government office	cial or member of the	gregate of \$250 or	more within the past two years to
has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.			
any local government official	V 6 (yes of no). II	yes, a full writter	i disclosure must be a sussession
I hereby depose and say under	the penalty of peri	ury that all of the	e statements contained in or
submitted with this application	n are true.	·	
Joop ,		grad	sel .
Owner's Signature	-	Applicant's Signa	ature
	. apt.		2007
Subscribed and sworn to before	me on // day o	of <u>M47</u>	20 <u>~</u> ~
Subscribed and sworn to before By:		Notary Public	
X 1			
Please return original notarized ap Colu	plication with all docui mbia County Planning P.O. B	and Development L	Division
	630 Ronald I		D. (. D. a. i. a. d.
		A 30809	Date Received:
AUGUSTINE B. DAVID			Public Hearing Date:
NOTARY PUBLIC RICHMOND CO., MY COMMISSION EXPIRES 01-04-26	3A)11		File #









FILE: RZ 07-06-02

P-1 and R-3 to R-3A

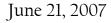
Property Information	
Tax ID	Tax Map 082 Parcels 070 and 070A
Location/address	477 Fury's Ferry Road
Parcel Size	5.21 acres
Current Zoning	R-3 (Single Family Residential)
Existing Land Use	Single Family Residential
Future Land Use	Property is located immediately outside of the Tier Two Baston node
Request	R-3A (Single Family and Two Family Residential)
Commission District	District 1 (Thigpen)
Recommendation	Disapprove

Summary and Recommendation

Halbert Capuy, applicant and owner, requests the rezoning of 5.21 acres at 477 Fury's Ferry Road from R-3 (Single Family Residential) and P-1 (Professional Office) to R-3A (Single Family and Two Family Residential). The property, which is contained in two tracts, one behind the other, is a very elongated tract of land with 210 feet of frontage along Fury's Ferry Road and extending east from Fury's Ferry Road a depth of 1,085 feet.

In May 2006 the applicant petitioned to have the same property rezoned from R-3 to P-1. Staff did not support that rezoning because it extended a nonresidential zoning district eastward for a great distance with the last 500 feet of depth bordering a part of the West Lake residential subdivision. At the public hearing several residents from West Lake appeared to oppose the rezoning. The planning commission recommended and the board of commissioners approved rezoning the front 600 feet to P-1 with the back portion of the property adjacent to West Lake remaining as R-3. Staff would suggest that opposition to the R-3A zoning may occur as well.

This property is adjacent to about 51 acres of property to the north and east that currently is zoned R-2 and R-3. Access to the adjoining properties likely must be gained only from Fury's Ferry Road to the west or through West Lake on the south side of this property because extensive floodplain and wetlands to the north and established development to the east preclude access from these directions. Thus, all of these currently vacant and residentially zoned properties are integrally related to each other, and rezoning of one of the properties could have a profound effect on the future zoning of any of the other properties. Staff believes the rezoning of the property in question to R-3A could encourage a similar request on the adjoining 51 acres.





FILE: RZ 07-06-02

P-1 and R-3 to R-3A

Staff would point out to the planning commission that there is not a lot of experience with the R-3A zoning district. The zoning ordinance states that the district is intended "to provide for high density single-family and two-family residential development." It has been applied to only three properties and all three are located in an underdeveloped area behind Food Lion on Belair Road, an area in need of redevelopment. The R-3A zoning was justified in this location because it would enable a higher intensity of use (duplexes) in an area where the return on residential units was assumed to be lower.

Clearly the area along Fury's Ferry Road is not the same kind of residential market. Home values in this vicinity are some of the highest in the county. The proponent of the rezoning may allege his intent is to provide very high quality and expensive two family residential dwellings but in a denser cluster arrangement. Staff would caution the planning commission that applying the R-3A zoning would not enable the planning commission to specify a price range of dwellings. Therefore, the rezoning should not be based upon the assumption that any sort of quality control on the types of dwellings built can be exercised in the zoning process.

Staff believes the current zoning pattern using office zoning on the frontage tract and R-3 zoning on the rear portion of the property should be retained and the rezoning to R-3A should be disapproved.

Interdepartmental Review

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm.

- 1. On-site storm water detention will be required.
- 2. All proposed improvements must conform to current county standards.
- 3. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, the applicant must have approval from the Georgia Environmental Protection Division.
- 4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
- 5. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
- 6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
- 7. Storm water detention will be required unless site improvements result in a no net increase in runoff.
- 8. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer.
- 9. Access to the property from SR 28 must be approved by GDOT.

Water and Sewer: The Owner and/or Developer will be responsible for all costs incurred to extend water and/or sewer to the property.

Storm Water: Permanent drainage and utility easements are required.

Construction and Maintenance: A right turn lane may be required. Property may be accessed through other existing driveways. The current location for this driveway may be a right turn in and right turn out.



June 21, 2007

FILE: RZ 07-06-02

P-1 and R-3 to R-3A

Comments

Water and Sewer: County water is available on a 16 inch line located on Fury's Ferry Road. County sewer is available on an eight inch line located on Fury's Ferry Road approximately 800 feet north of the property. This project will not affect existing water and sewer capacity in the area. Sewer would have to be extended to the property.

Construction and Maintenance: This project will affect the priority of planned road projects. Fury's Ferry Road (SR28) is a state route and access will be approved by them through permit.

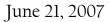
Storm Water: There are no active projects in the area.

Health Department: Should have county sewer.

Sheriff: This project will affect safety and traffic conditions in the area. This area has recently experienced large commercial developments. Traffic conditions are now heavy due to those developments. Traffic patrols will be necessary to observe the expected increase in traffic due to the proposed project. A traffic deceleration land is recommended. There is adequate access for public safety vehicles.

Green space: This property is not located in a targeted area for green space. There are green space program lands in the area near creek corridor.







FILE: RZ 07-06-02

P-1 and R-3 to R-3A

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	There is no other R-3A zoning anywhere in the vicinity of this property. Surrounding residential areas are zoned either R-3 or PUD.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-3A zoning would allow a denser type of housing consisting of duplex structures that is not present in this vicinity. The denser housing type could also be spread to adjacent vacant lands. This pattern on any scale would not be desirable in the area.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	Frontage on Fury's Ferry Road may be higher density residential or office development. The eastern portion of the property should retain a residential zoning more compatible with surrounding neighborhoods.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The site could be used as P-1 professional office and R-3 single-family residential property.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is not supported by the GMP nor are there any changing conditions that would justify the rezoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The proposal does not meet this balance test. The P-1 to a certain depth and R-3 zoning on the eastern one-half of the property better balances property use with the welfare of the area.

REZONING APPLICATION

Columbia County, Georgia

The undergioned requests that the pr	Amending	Λ		
The undersigned requests that the pr	roperty described below be rezoned from	to PUD		
R-A Residential Agriculture	R-4 Recreational Residential	C-3 Heavy Commercial		
R-1 Single family residential	T-R Townhome Residential	M-1 Light Industrial		
R-1A Single family residential R-2 Single family residential	A-R Apartment Residential M-2 General Industrial C-1 Neighborhood Commercial P-1 Professional			
R-3 Single family residential	C-1 Neighborhood Commercial P-1 Professional C-C Community Commercial S-1 Special District			
R-3A Single family residential	C-2 General Commercial	PUD Planned Unit Development PDD Planned Development District		
PROPERTY LOCATION:	75 2 11 0244	155		
Tax Map # <u>0 </u>	Paterslang Rd.	Acreage3.7℃		
	the North/South/East/West (circle or	ne) side of		
Old. Peters burg Pd.		eximately <u>Aco</u> fect from the		
intersection of dd eurs e d	d petersusy rd.	The attached plat for the		
property was prepared by _	wist France Bo Strugtter	and dated 5/24/07		
PROPOSED USE:	10 1 0 11 1			
If approved, the property will be				
see standal pener	Lotrie			
	HID INDODALATION			
APPLICANT AND OWNERS		1		
OWNER: <u>Privac of leve Fin</u>	unsdeed Chied APPLICANT:_	- Far Mag		
ADDRESS: 3703 old 1	letushing as ADDRESS:	4324 Whealer Hd.		
CITY: Englis	ZIP: 🕦 30%7 CITY: Martines	21P: 30907		
	DUCNE #	706-394-1204		
PHONE #:7 <u>06-660- 1600</u>	PHONE #:	200-200-		
DISCLOSERS: Does any local government officing has applicant made campaign cortany local government official. I hereby depose and say under submitted with this application	ial or member of their family have a solutions in the aggregate of \$250 costs. (yes or no). If yes, a full written the penalty of perjury that all of the	financial interest in the property, or or more within the past two years t en disclosure must be submitted		
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Lamar McCoy

From:

popwels@bellsouth.net

Sent:

Friday, June 01, 2007 11:20 AM

To:

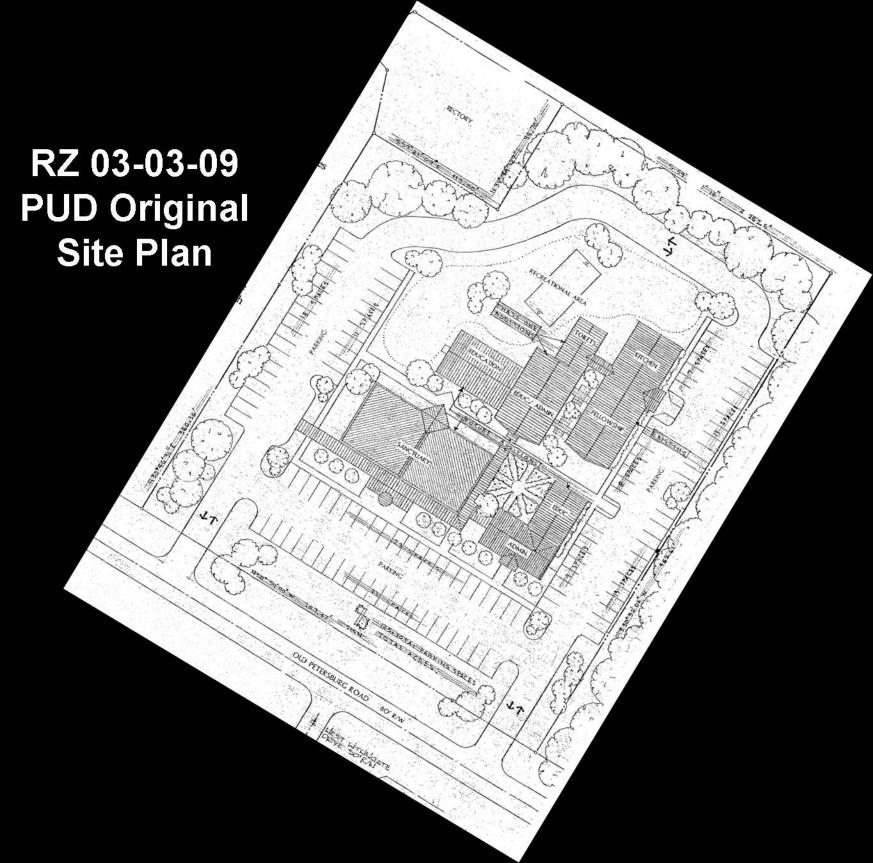
Dennis Fehrman; Imccoy@knology.net

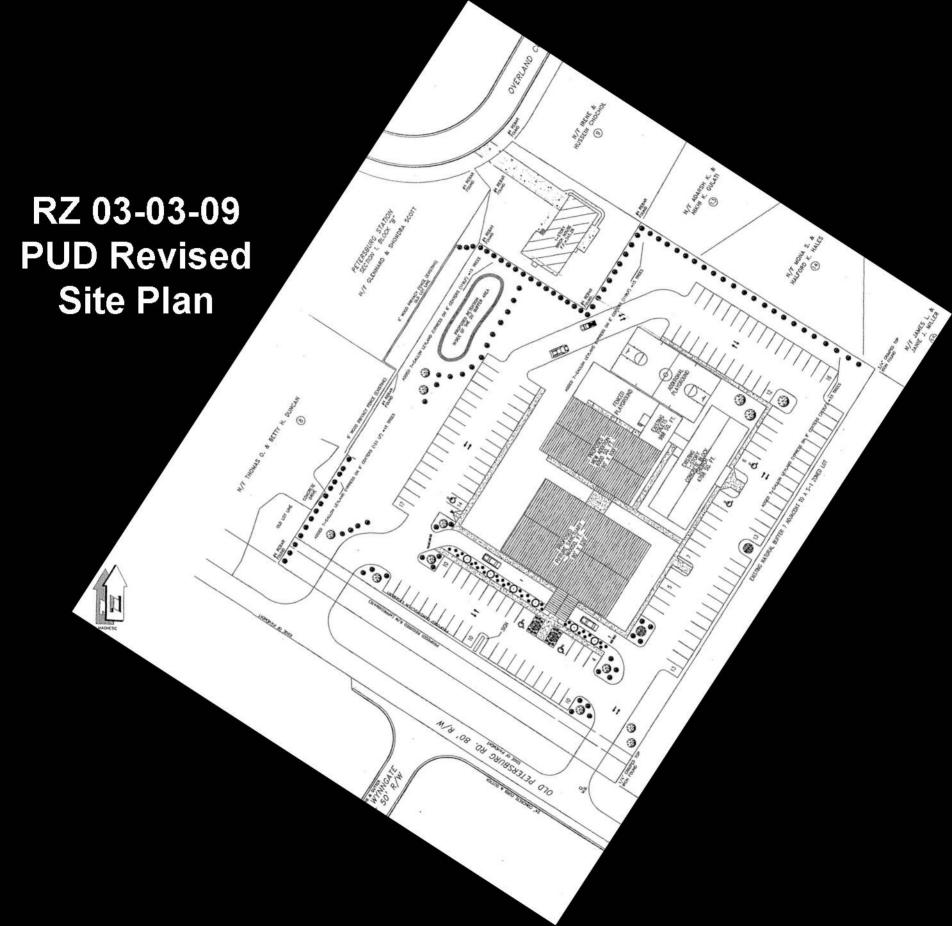
Subject: Building Addition

Prince of Peace Lutheran Church is planning to build a 6,000 square foot education building. We have hired an educator, Mr. Jason Schultz, to begin work here in July developing part-time education programs for use in the building. The plan for 2007-08 is to have part time programs (mother day out, after school activities) in our existing building with the hope that by January 1, 2008 these programs can move into the education building. We will then look to expand our programs to include all day pre-k programs for families desiring the service, also part- time programs as needed to reach the community with the good news of Christ. The congregation will use a portion of the building as a fellowship area for Sunday mornings - coffee and rolls will be served in the area and seating for congregational meals will be found in the area. Five class rooms in the building will be used as Sunday School class rooms as well.

Sincerely, Pastor Steven Olson Prince of Peace Lutheran Church Martinez, GA







NTY	FILE:	RZ	03-	03-	-09

COLUMBIA COU

Property Information	
Tax ID	Tax Map 077F Parcel 055
Location/address	3703 Old Petersburg Road
Parcel Size	3.78 acres
Current Zoning	PUD (Planned Unit Development)
Existing Land Use	Church
Future Land Use	Public / Institutional
Request	PUD (Planned Unit Development) Revision
Commission District	District 2 (Mercer)
Recommendation	Approval

Summary and Recommendation

Prince of Peace Lutheran Church is requesting revision of the master plan for their church located within a planned unit development (PUD) zoning. In May 2003 the church requested a revision to their plan to include a 1,400 square foot building. At that time the church submitted to the county a comprehensive master plan showing as many as five buildings and required parking and future recreational areas. The county granted the approval of the master plan including the 1,400 square foot building being sought at that time. Currently the site contains the 1,400 square foot building requested in 2003 and a larger building that was in existence prior to 2003.

The church is now seeking to begin construction of a third building, a 6,000 square foot education building that will provide fellowship space, classroom space and facilities for various outreach programs such as mothers' day out and a pre-K program.

Staff's review of the plan indicates the third building has been shifted slightly in location but is still well within the confines established by the 2003 master plan. The church is also proposing expanding the parking area to the north side of the property, but it will maintain at least a 20 foot buffer between the parking and the property line.

The church has been advised that it must comply with the required buffers on the west and north property lines next to residential uses within the PUD. The site plan indicates 7 gallon Leyland Cypress will be planted on 8 foot centers around the west and north boundary lines except for a segment of the west boundary where a structural buffer already exists. A condition of approval is that the retention basin must be removed from the 20 foot buffer area.

Staff recommends approval of this request with all departmental conditions.

Interdepartmental Review

Conditions

Planning: Either a natural or a structural buffer meeting zoning code requirements must be established along the property lines where the church property abuts residential development (west and north property lines). The buffer area must be free of any structures or improvements including the retention pond.

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

- 1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - > Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A deceleration lane, dimensioned for the posted speed limit on Old Petersburg Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - ➤ If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
 - > All driveways intended for two-way traffic are required to be a minimum of 20 feet.
- 2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Comments

Water and Sewer: County water is available on an eight inch line located on Old Petersburg Road. County sewer is available on an eight inch line located on Overland cut-off. This project will not affect existing water and sewer capacity in the area.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.